

Brookfield Parks Reinvestment Plan

Public Hearing
October 20, 2010





Reinvestment Plan #2

VOTES ON INDIVIDUAL PROJECTS

- **Kids Kingdom**
Detailed plan generated
- **Cadigan Park / Town Beach**
Baseball field fence added (Cadigan)
Scope of buildings reduced (Beach)
State reimbursement added (Beach)
- **Still River Greenway / Multi Use Trail**
New cost reductions in overall project
sufficient to bring to voters



Kids Kingdom



Kids Kingdom

CURRENT SITUATION

- Only non-school public playground in Brookfield
- Structures are beyond useful and safe life
- Similar structures have been removed and replaced by many towns, including New Milford and Bridgewater

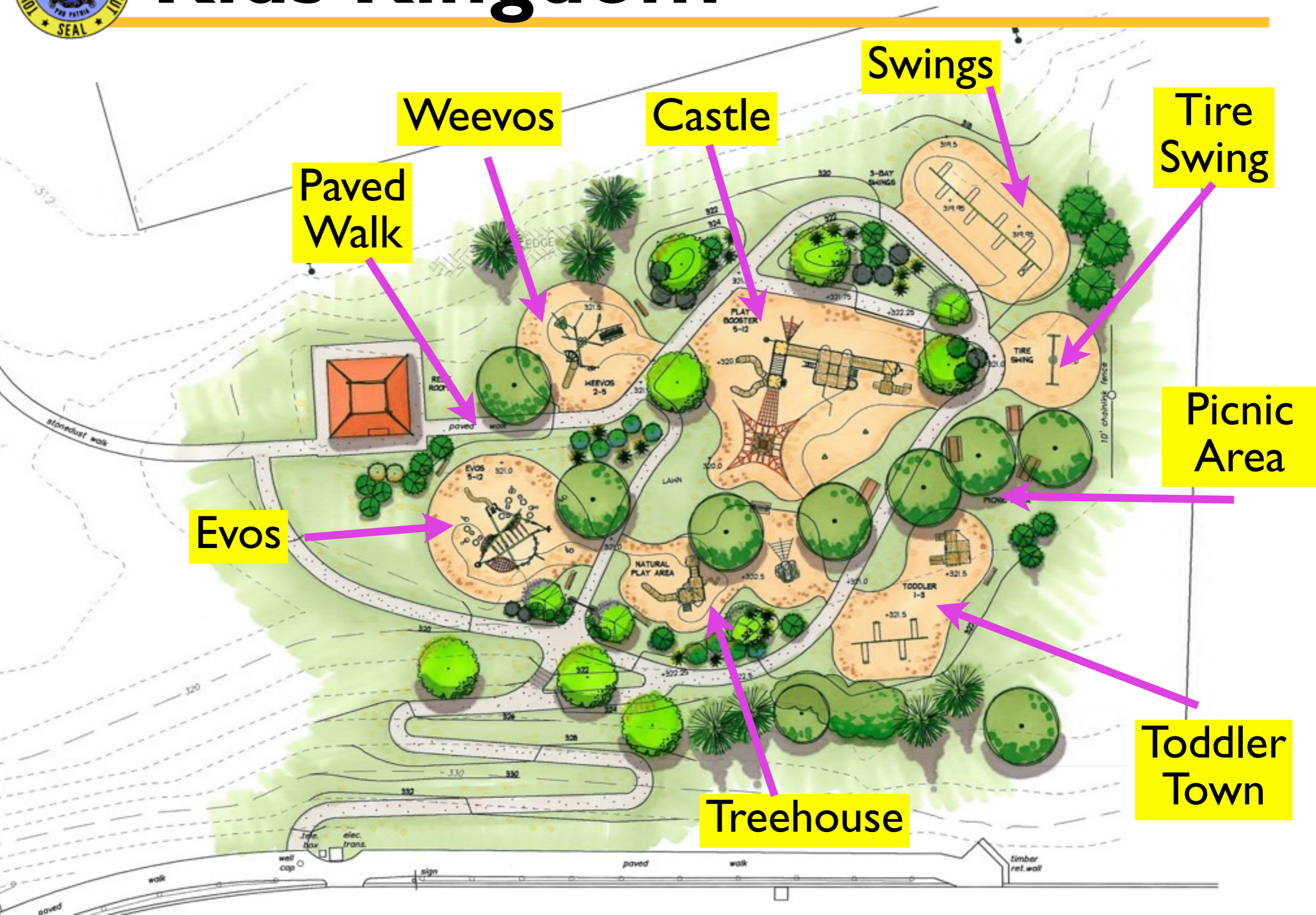


Kids Kingdom





Kids Kingdom





Kids Kingdom Castle



Kids Kingdom Evos Playsystem

The Evos™ playsystem is designed for ages **5- to 12+** with its unique appearance and challenging play experiences.



Kids Kingdom Toddler Town



Kids Kingdom Tree House



Kids Kingdom Weevos

The Weevos™ playsystem is designed especially to promote **2- to 5-year-old** growth and development in five key areas: **physical, cognitive, sensory/motor, emotional/social** and **language**.



Kids Kingdom

PROPOSED PROJECT

- Remove all existing equipment
- Install completely new equipment with age-specific play areas:
 - Castle play structure
 - Evos playsystem
 - Toddler Town
 - Tree house area
 - Weevos playsystem
 - Swings
 - Picnic area
 - Paved walk
- ADA compliant



Kids Kingdom

WHAT HAS CHANGED SINCE THE FIRST REFERENDUM

- The plan has been completely developed and is available on the Town's website
- Same \$ as first referendum



Cadigan Park



Cadigan Park

CURRENT SITUATION

- Largest non-school recreational facility in town, used by more than 1,000 Brookfield kids annually
- 2 football/lacrosse/soccer fields are overused, have poor drainage, etc.
- 1 baseball/softball field with serious drainage issues and fence in need of replacement
- Bathroom facilities inadequate for current usage
- No basketball court
- Tennis courts closed due to safety issues
- Inadequate paved parking (currently 27 spots)



Cadigan Park

CURRENT SITUATION





Cadigan Park Site Plan



9-17-10 FOR TOWN COMMENTS
Date Revision

CADIGAN & TOWN PARKS
RECREATIONAL FACILITIES
IMPROVEMENTS PROJECT
CADIGAN PARK
LANDSCAPE PLAN
CANDLEWOOD LAKE ROAD
BROOKFIELD, CONNECTICUT

Date: 12/15/09

Scale: 1"=40'

Proj. No.: 84-845

File No.: 00751

Rev. No.: 001.01

Rev. No.: 001.02

Rev. No.: 001.03

Rev. No.: 001.04

Rev. No.: 001.05





Cadigan Park

PROPOSED PROJECT

- Synthetic Turf Multi-Purpose Field
- Natural Turf Multi-Purpose Field
- Tennis Courts
- Basketball Court
- ½-Mile Pedestrian Walking Path
- Picnic Tables & Benches
- Rebuilt Restroom/Concession/Storage Building
- 200-Car Lighted Parking
- Boat Trailer Parking (15 Spaces)
- Surface & Sub-Surface Drainage
- Septic System Upgrade
- Landscaping



Cadigan Park

WHAT HAS CHANGED SINCE THE FIRST REFERENDUM

- Walking path, drainage, fields, courts, parking, same as before
- Added fencing on softball field
- Cost slightly higher due to fencing
- Could reduce costs (\$400,000–\$500,000 range) by postponing synthetic field



Town Beach



Town Beach

CURRENT SITUATION

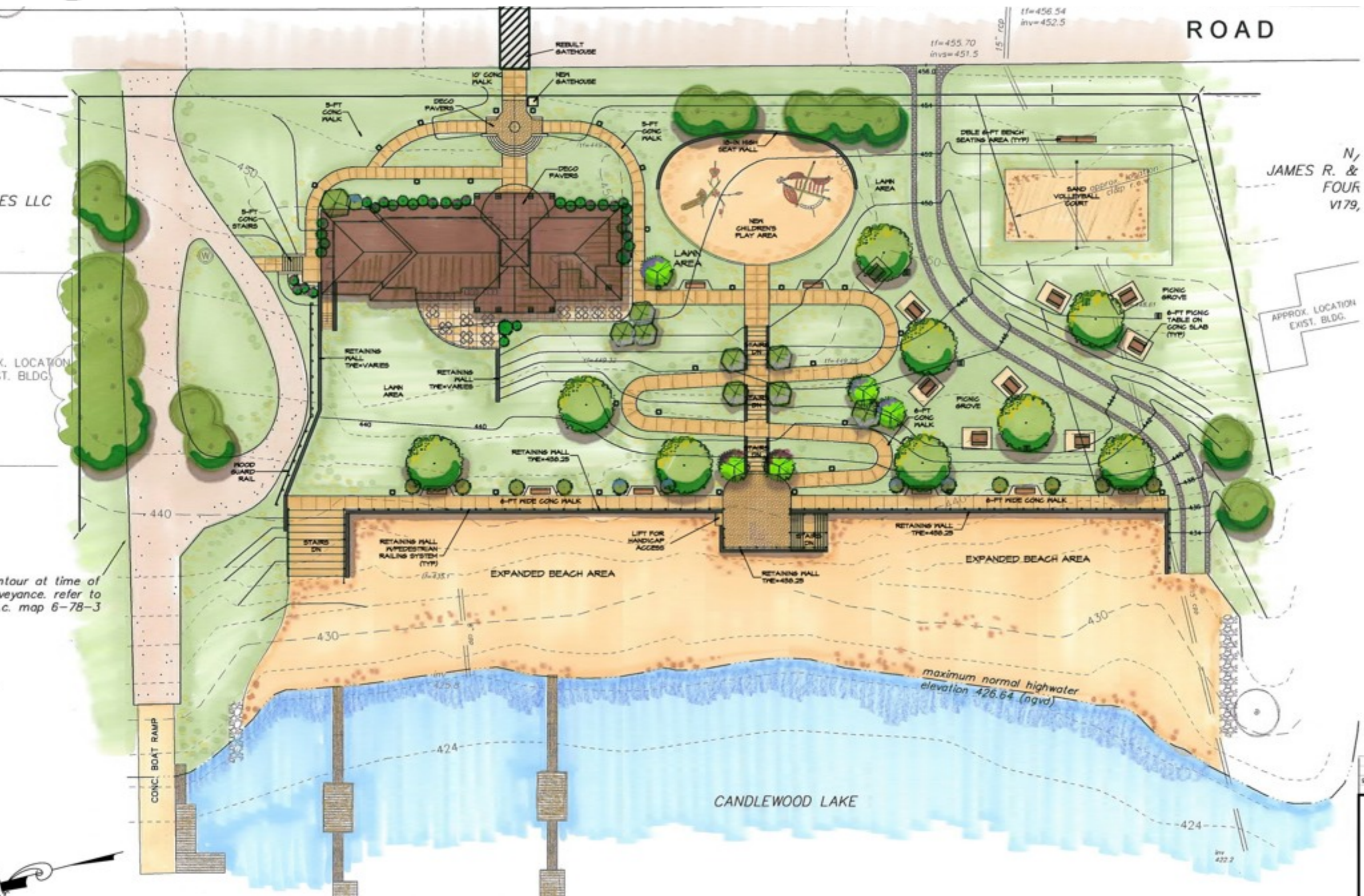
- Sand beach on Candlewood Lake with recreational facilities available to all families
 - 400 feet of shoreline; approximately 2 acres
 - Home to Muskrats swim team
-
- Poor accessibility — areas not ADA compliant
 - Sea wall crumbling
 - Serious erosion throughout park
 - Current buildings in poor condition, in need of extensive repair or replacement



Town Beach

CURRENT SITUATION







Town Beach Rendering



BROOKFIELD
TOWN PARK

PROPOSED SEPTEMBER 2016





Town Beach

PROPOSED PROJECT

- Reclaim and rebuild Sea Wall
- Expansion of beach front
- Age-appropriate playground
- New sand volleyball court
- New accessible pedestrian paths
- Upgraded picnic area including tables, grills, benches
- ADA compliant



Town Beach

THE MULTI-PURPOSE BUILDING

- New restrooms and changing area
- New concession area and kitchen
- New life guard office and updated first aid station
- Expanded storage area
- Creation of year-round multi-purpose gathering space with bathrooms, resulting in additional 1,035 square feet of usable space for the town (seated occupancy of 69)
- This section of the plan to be offset by \$750,000 state grant.



Town Beach

WHAT HAS CHANGED SINCE THE FIRST REFERENDUM

- Received \$750,000 state grant for expansion of building
- Multi-purpose building reduced by 30%
- Will focus on people visiting beach rather than renting facility
- Storage reduced
- Eliminated decking
- Better access to boat launch
- Lowered ongoing maintenance costs



Town Beach

OPERATING COSTS

- Utility costs for the multi-purpose facility are estimated at \$3,000 to \$5,000 annually
- The building is designed for low ongoing maintenance costs
- Expectations are that these costs would be more than offset by user fees
- The town would not incur additional employee costs



Cadigan Park & Beach

WHY COMBINE THE PARK AND THE BEACH?

- Elements in each directly affect the construction and cost of the other, including:
 - parking
 - septic
 - drainage
 - drinking water
- If we were to consider each as a separate item—not dependent on the passage of the other—total costs presented to the town would be significantly higher



Still River Greenway



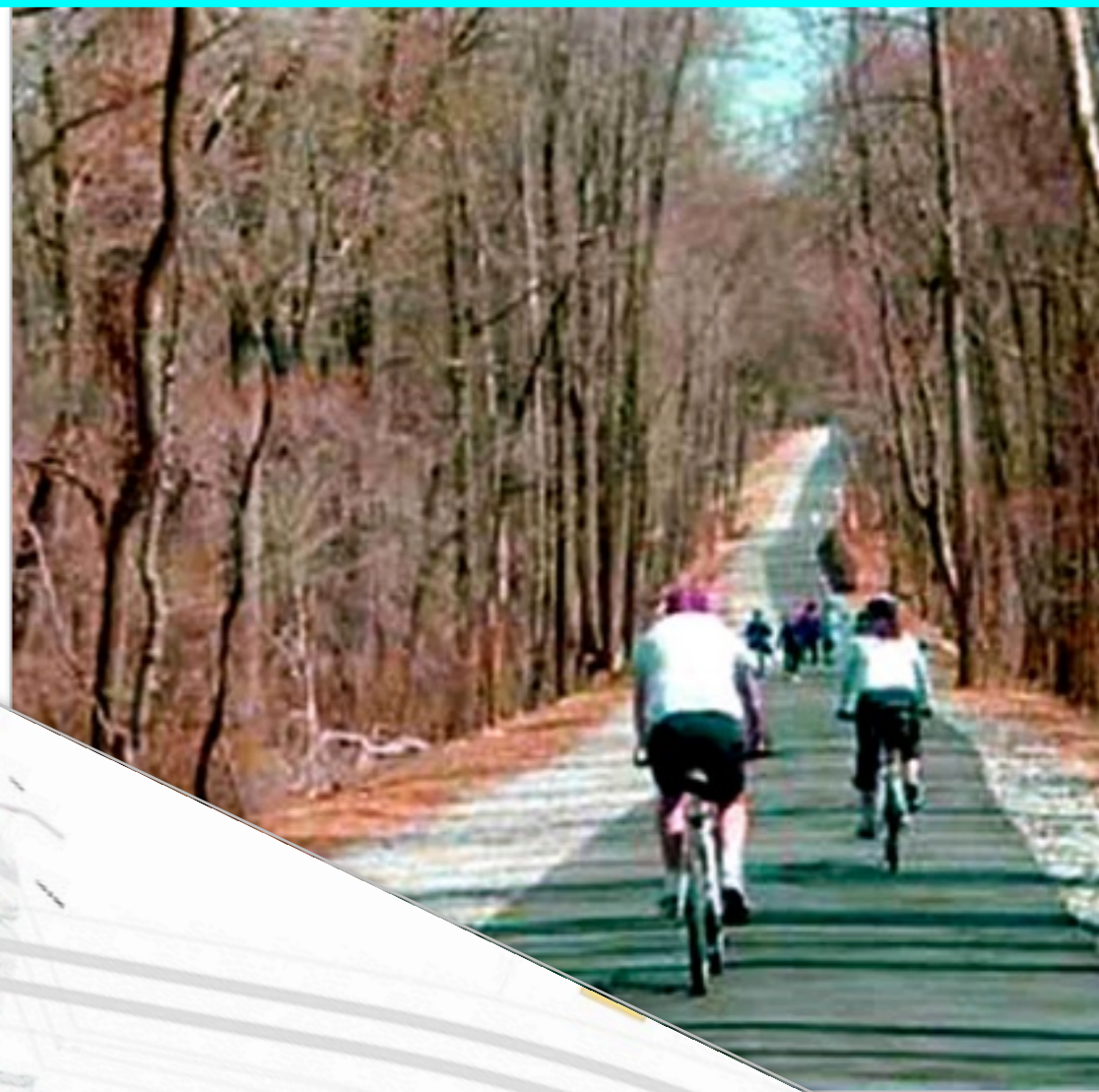
Stillriver Greenway

PROPOSED PROJECT

- 2 miles long from the “corn field” to Four Corners
- Access adjacent to the Police Station and across from Dunkin Donuts at Four Corners
- 10 foot wide paved path with 2 foot soft trail on each side (total: 14 feet wide)
- Available for bikes, rollerblades, jogging, strollers, walkers, etc.

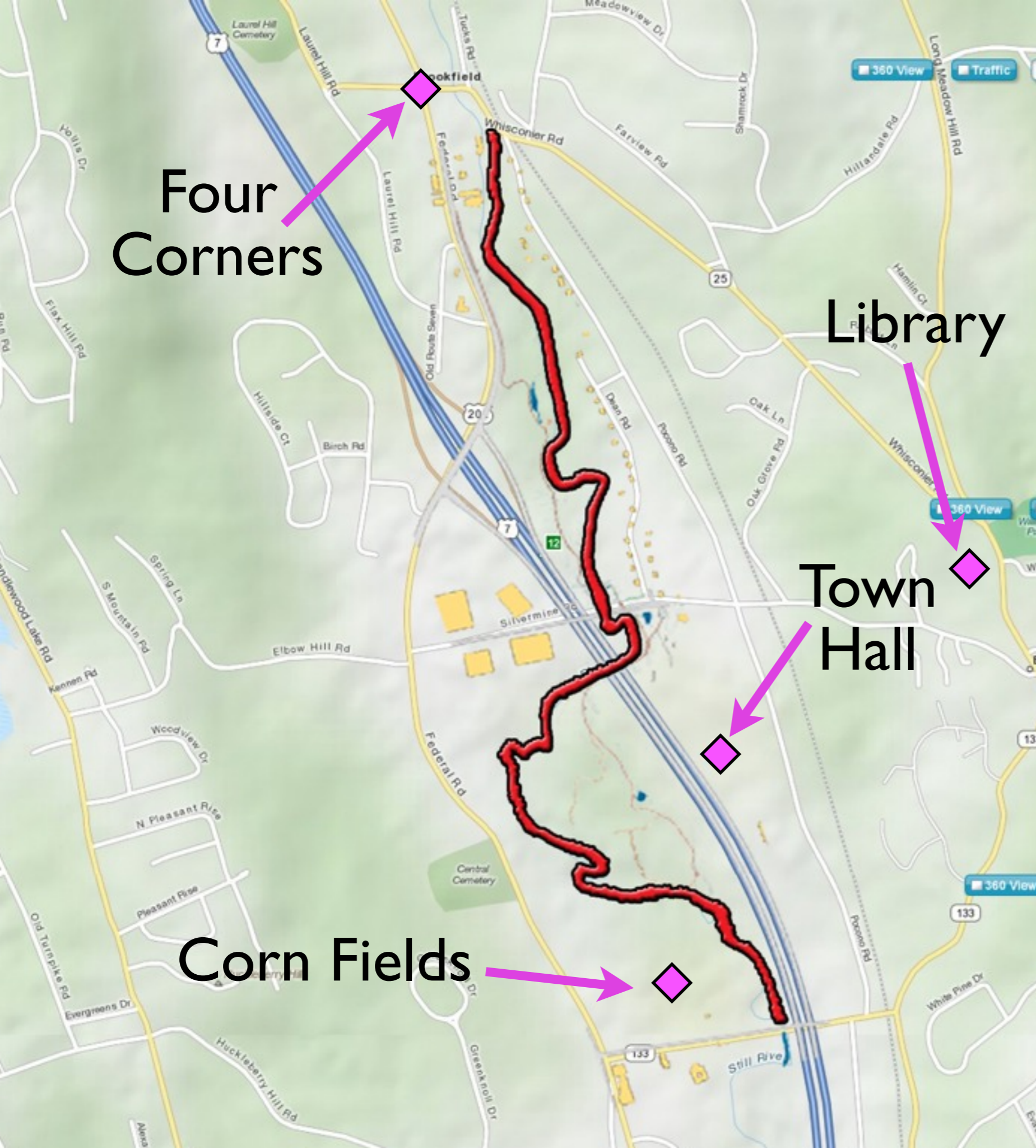


Still River Greenway





Still River Greenway





Still River Greenway

WHAT HAS CHANGED SINCE THE FIRST REFERENDUM

- This project not included last time as costs were considered to be too high
- Reduced overall cost of project by \$500,000 through new alignment
- Acquired additional Transportation Enhancement funding totaling \$425,000



Costs: Stillwater Greenway

	Prior Approval at Town Meeting	Current Costs	Totals
Transportation Enhancement	\$823,000	\$425,000	\$1,248,000
Town Commitment	\$205,000	\$625,000	\$830,000
Total Project	\$1,028,000	\$1,050,000	\$2,078,000

39.9% of the total cost would come from the Town.
The remaining 60.1% of funding would come
from grants.



Costs

	First Referendum	Current Costs	Proposed Referendum	Net Cost to Town
Professional Services	\$207,500	\$265,000	\$265,000	\$265,000
Kids Kingdom	\$500,000	\$500,000	\$500,000	\$500,000
Cadigan Park	\$2,490,000	\$2,517,000	\$2,517,000	\$2,517,000
Town Beach	\$2,102,500	\$1,968,000	\$1,968,000	\$1,218,000
Still River Greenway			\$1,873,000*	\$830,000
Total Cost	\$5,300,000	\$5,250,000	\$7,123,000	\$5,330,000

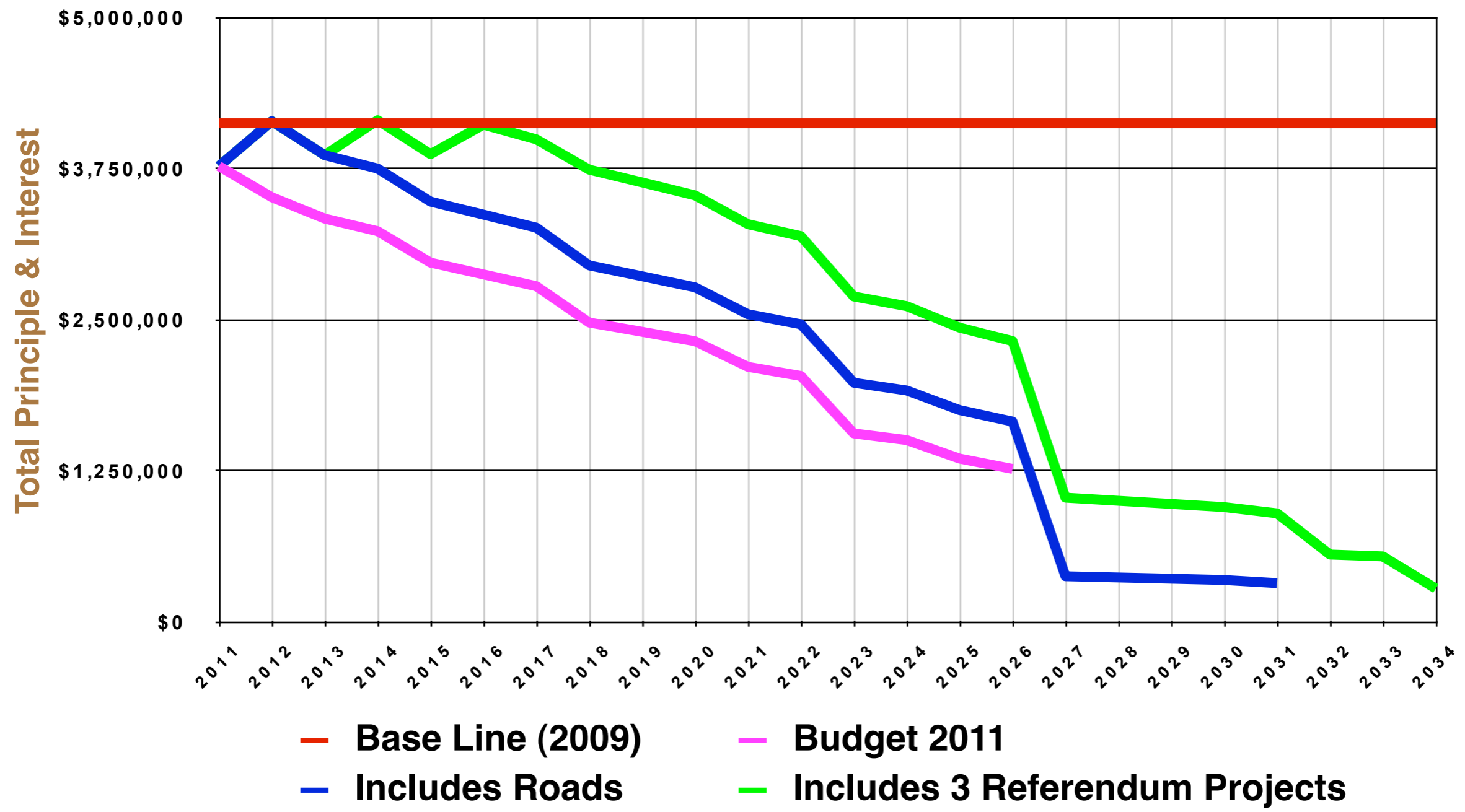
* \$205,000 already approved



Debt Service

Approval of these projects is not expected to increase the town's current level of debt service payments.

Debt Service Scenario





We Need Your Input

- This is a work in progress
- There is opportunity to modify the proposals before they come to the Town for action
- Please contact the First Selectman's office with ideas, concerns, etc.

203-775-7301

firstselectman@brookfield.org

Visit www.brookfield.org for more information, including an interactive fly-through



Important Dates

- **November 1, 2010**
Board of Selectmen meeting
- **November 18, 2010**
Board of Finance meeting
- **Town Meeting and Referendum Dates**
To be determined